

MAYOR & COUNCIL AGENDA COVER SHEET

MEETING DATE:

May 15, 2006

CALL TO PODIUM:

Patricia Patula, Planner

RESPONSIBLE STAFF:

Patricia Patula, Planner
Jacqueline Marsh, Planner

AGENDA ITEM:

(please check one)

	Presentation
	Proclamation/Certificate
	Appointment
	Public Hearing
x	Historic District Commission
	Consent Item
	Ordinance
	Resolution
x	Policy Discussion
	Work Session Discussion Item
	Other:

PUBLIC HEARING HISTORY:

(Please complete this section if agenda item is a public hearing)

Introduced	
Advertised	
Hearing Date	
Record Held Open	
Policy Discussion	

TITLE:**HISTORIC DISTRICT COMMISSION****Policy Discussion**

Demolition Request – 13 Park Avenue (the Boland House)
Applicant: Brian Cameron, for 13 Park Avenue LLC

SUPPORTING BACKGROUND:

The request to demolish 13 Park Avenue was filed March 22, 2006; by Brian Cameron, representing "13 Park Avenue LLC." Currently, the building is occupied by Camson Construction, Inc. This application was forwarded to HPAC in accordance with Section 24-231.1 of the City Code.

On May 2, 2006, HPAC members Arkin, Coratola, and Drzyzgula, along with staff liaison Patula and representatives of Camson Construction Inc. (Brian Cameron, Rick Matson, and Jeff Wilson) visited the site. HPAC member Bernstein and staff members Cliff Lee and Greg Dennison visited the site prior to this. The building, constructed in 1939, is in excellent condition, but does lack up-to-date ADA requirements.

At their meeting of May 4, 2006, after receiving the Maryland Historic Trust Inventory information presented by Ms. Judith Christensen, historian and researcher, the HPAC evaluated the site using the criteria for historic designation in Section 24-226 of the City Code. The committee unanimously found that the site does not meet any of the criteria for designation as a local historic site.

The adopted Olde Towne Master Plan (Sector 4) calls for retention of all the structures on this street, recommending additions that respect their historic nature, as well as a consolidated surface parking area. The HDC also has the option of holding a public hearing on whether or not this site qualifies for formal historic designation. Should the Historic District Commission agree to the demolition, the HPAC requests a review of proposed new construction. Park Avenue is a historically intact street and has potential as a small, local historic district.

Attachments:

Demolition Request and Photos

Maryland Historic Trust Inventory of Historic Properties Form

Olde Towne Master Plan Excerpt

Ownership Record from Maryland Dept Assessments and Taxation

Section 24-226 Excerpt Historic Designation Criteria

(Minutes of the HPAC meeting are not yet prepared.)

DESIRED OUTCOME:

Vote on Demolition Request.

DEMOLITION PERMIT APPLICATION

In accordance with Chapter 24, Article VI and Chapter 5, Article I
of the City Code

Maryland State Law requires that building contractors
provide a copy of their current state license with this application.

Application No.	PI-B060243
Date	3/22/06
Approvals:	
Code	_____ Date _____
Zoning	_____ Date _____
Fees:	
Total Fee	_____
Application Fee	100.00 deposit
Amount Due	_____

All information requested in this application must be answered completely.

1. SUBJECT PROPERTY

Street Address 13 PARK AVENUE, Gaithersburg, MD 20877 Suite No. _____
 Lot 6 Block 3 Subdivision 215
 Project Name _____ Floor Location _____

2. APPLICANT

Name 13 PARK AVENUE LLC (BRIN CAMERON)
 Street Address 13 PARK AVENUE Suite No. _____
 City Gaithersburg State MD Zip Code 20877
 Telephones: Work (301) 670-0293 Home _____

3. CONTRACTOR

Name CAMSON Construction, Inc
 Contractor's Maryland License Number BC3393 Telephone (301) 670-0293
 Street Address 13 PARK AVENUE Suite No. _____
 City Gaithersburg State MD Zip Code 20877

4. PROPERTY OWNER

Name 13 PARK AVENUE LLC
 Street Address 13 PARK AVENUE Suite No. _____
 City Gaithersburg State MD Zip Code 20877
 Telephones: Work (301) 670-0293 Home _____

5. BUSINESS OWNER/OCCUPANT

Business Name (T/A) CAMSON Construction, Inc Manager BRIN CAMERON
 Owner/Occupant _____
 Address 13 PARK AVENUE Suite No. _____
 City Gaithersburg State MD Zip Code 20877
 Telephones: Work (301) 670-0293 Home _____

6. PERMIT TYPE (check one only)

- | | |
|---|--------------------------------------|
| <input type="checkbox"/> INTERIOR DEMOLITION | <input type="checkbox"/> RESIDENTIAL |
| <input checked="" type="checkbox"/> BUILDING DEMOLITION | <input type="checkbox"/> COMMERCIAL |

7. WORK DESCRIPTION

Demolish Buildings & Remove From Site

8. PROJECT DETAIL INFORMATION

Cost \$12,000.00

Number of Buildings 1

Building Height 40'

Number of Stories 3

Above Grade 2

Below Grade 1

9. CODE ANALYSIS

Total Floor Area:

Building and/or Space 2201 sq. ft. sq. ft.

Total Work Area 2201 sq. ft. sq. ft.

Use Group (IBC, Chapter 3) B

Construction Type (IBC, Chapter 6) SB

Automatic Sprinkler System: ☐ Yes ☒ No ☐ Partial

10. OCCUPANCY

Is this space currently occupied? ☒ Yes ☐ No

Will this space be occupied during internal demolition? ☐ Yes ☒ No

I hereby certify that I have read and examined this application and that all statements are true and correct; furthermore, I certify that I am the Owner or Lessee of the property, or Agent or either, or the licensed Engineer, Architect, or Contractor employed in connection with this proposed work, and that the proposed work is authorized by the Owner in fee, and I am authorized to make such application.

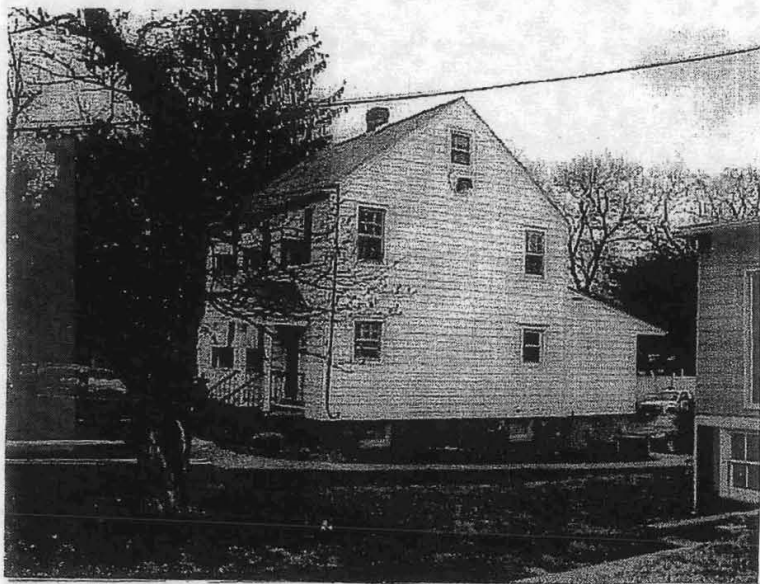
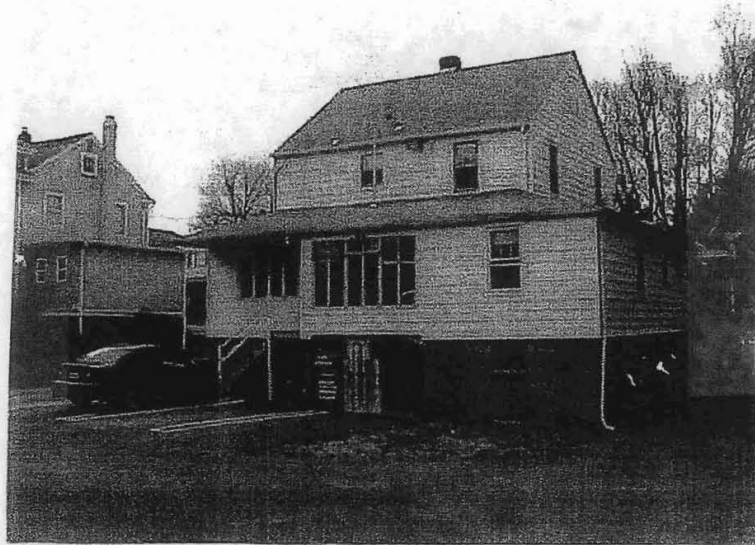
Applicant's Name (please print) BRIAN E. CAMERON

Applicant's Signature [Signature]

Date 3-21-06

Daytime Telephone (301) 670-0293

SPECIAL CONDITIONS



7. Description

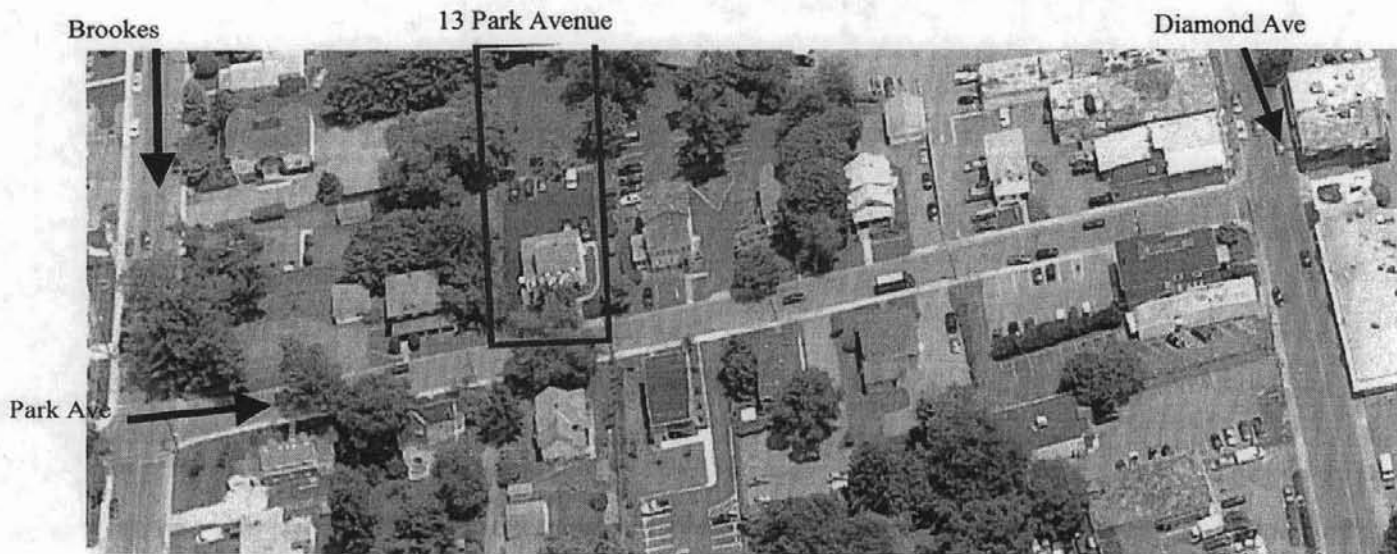
Inventory No. M-21-

Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

The 1939 house at #13 Park Avenue is a Georgian Colonial Revival, two-story rectangular wood frame dwelling, now converted to commercial use. It is sited on a deep lot in a row of similarly sited houses on this once-residential street. The one-block street presents a cohesive streetscape, even though the street is mixed use. It is also mixed in age of the structures, dating from the late 1880s across the street to this house and its neighbor at 15, both built in 1939. There are properties used as office and residential, only office, or only residential. The front yard setbacks have been kept inviolate with parking areas behind the houses, preserving the former residential character. Many mature trees have been retained along with the front yard setbacks. As such, Park Avenue is an appropriate transitional buffer between the residential area on Brookes Avenue and commercial Diamond Avenue. The front setbacks vary, with the oldest structures closest to the street, reflecting the widening and paving of Park Avenue in the 20th Century.



Comprehensive Description

The house at 13 Park Avenue is a vernacular Georgian Colonial Revival style wood frame house with a side-gabled roof. It is a three bay front and rear with two bays on the sides. The front exterior door is in the south bay, sheltered by a small gabled roof portico supported by two columns and accessed by four steps. The house is clad with clapboard with a wide exposure and the moderately pitched roof is clad with composition shingles. There is a central interior brick chimney. The basement is parged with concrete with two single sash rectangular lights evenly spaced in the side foundations and is exposed in the rear and on the north side. An attached garage is on the north basement level. It has a one story shed-roofed room on the first story, accessed by a wooden staircase from the driveway. It may have originally been a porch. There is a similar one story shed-roofed addition across the rear of the house on the first story. Windows are double hung sashes, predominately 6/1

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Name 13 Park Avenue
Continuation Sheet

Inventory No.

Number 7 Page 1

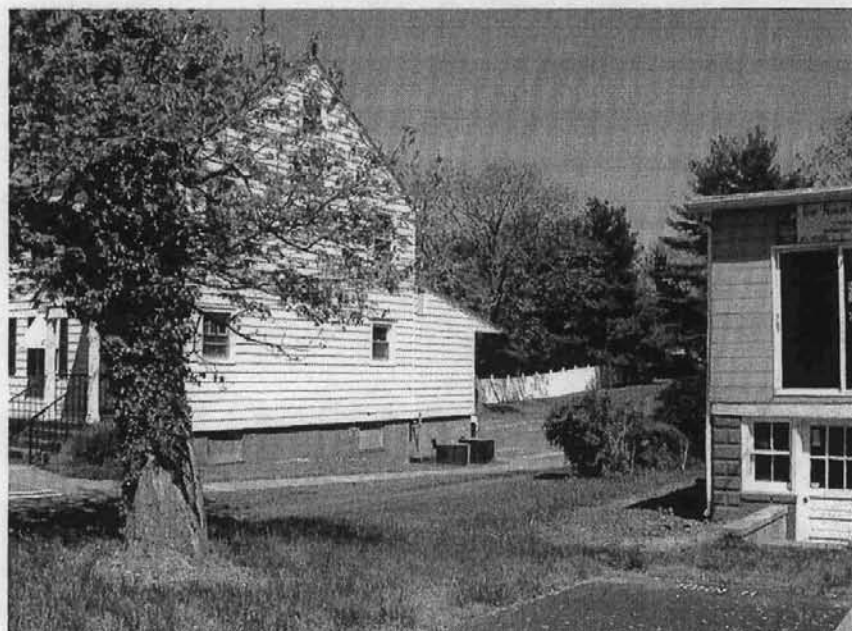
windows. The front, which faces southwest, has awnings on the windows and the windows are flanked with shutters. The house is landscaped with ornamental trees and shrubs in the front yard and has large mature trees and paved parking in the back, accessed by a driveway on the north side of the house.



The rear of the house has another one story enclosed addition, probably a porch as originally built.

The attic level has small double sash windows in each end peak.

13 Park Avenue north (side) façade and west (front) façade showing the basement level garage and one story porch/roof over it accessed from the former driveway. The driveway leads to the rear parking area and lawn.



13 Park Avenue, south (side) façade showing foundation and basement lights, rear one-story enclosed porch and rear parking lot.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Name 13 Park Avenue
Continuation Sheet

Inventory No.

Number 7 Page 2



13 Park Avenue looking south.
View of the front (west) and south
side facades.



Twin house next door at
11 Park Avenue.

8. Significance

Inventory No. M:21-

Period	Areas of Significance	Check and justify below			
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy	
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government	
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science	
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input checked="" type="checkbox"/> social history	
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation	
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other: _____	

Significance dates 1939

Architect unknown

Specific dates c. 1939

Builder William McBain

Evaluation for:

☐ National Register☐ Maryland Register☐ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance reports, complete evaluation on a DOE Form – see manual.)

The William McBain speculative house at 13 Park Avenue is a typical 1939 Georgian Colonial Revival two-story house. It was one of the last houses built on this street, which was solidly residential in 1939-1940. It was purchased by Joseph M. and Sally Boland who lived there until the mid 1960s. The property remained in the Boland family until 2001. It is part of the streetscape on Park Avenue, a contributing street in the Olde Towne Business District. In 2006, Park Avenue is a mixed use street with some residential, some office, and some buildings which are both.

History and Support

The house at 13 Park Avenue sits on lot 6, block 3 of the original subdivision of the Russell-Brookes Addition to Gaithersburg. The property it sits upon was once two lots owned by William McBain, who lived on Park Avenue and served as Mayor of Gaithersburg.¹ In 1939, McBain built two similar houses for speculative sale on the lots. Number 13 Park Avenue was the residence of Joe and Sally Boland until the mid 1960s.² The family then moved to a new house on Stone Ridge Court just outside of Gaithersburg³ but kept the house at 13 Park Avenue. Joseph M. Boland died March 31, 1981 and was buried at St. Rose of Lima burial grounds on Clopper Road.⁴ The house was transferred to Sarah W. Boland.⁵ It was sold in 2001 to 13 Park Avenue LLC.⁶

¹ Gaithersburg Community Museum Street Files.

² Gaithersburg Community Museum files – Lion Lore 1962-63.

³ Gaithersburg Community Museum files – Lion Lore.

⁴ Memorial marker, St. Rose of Lima.

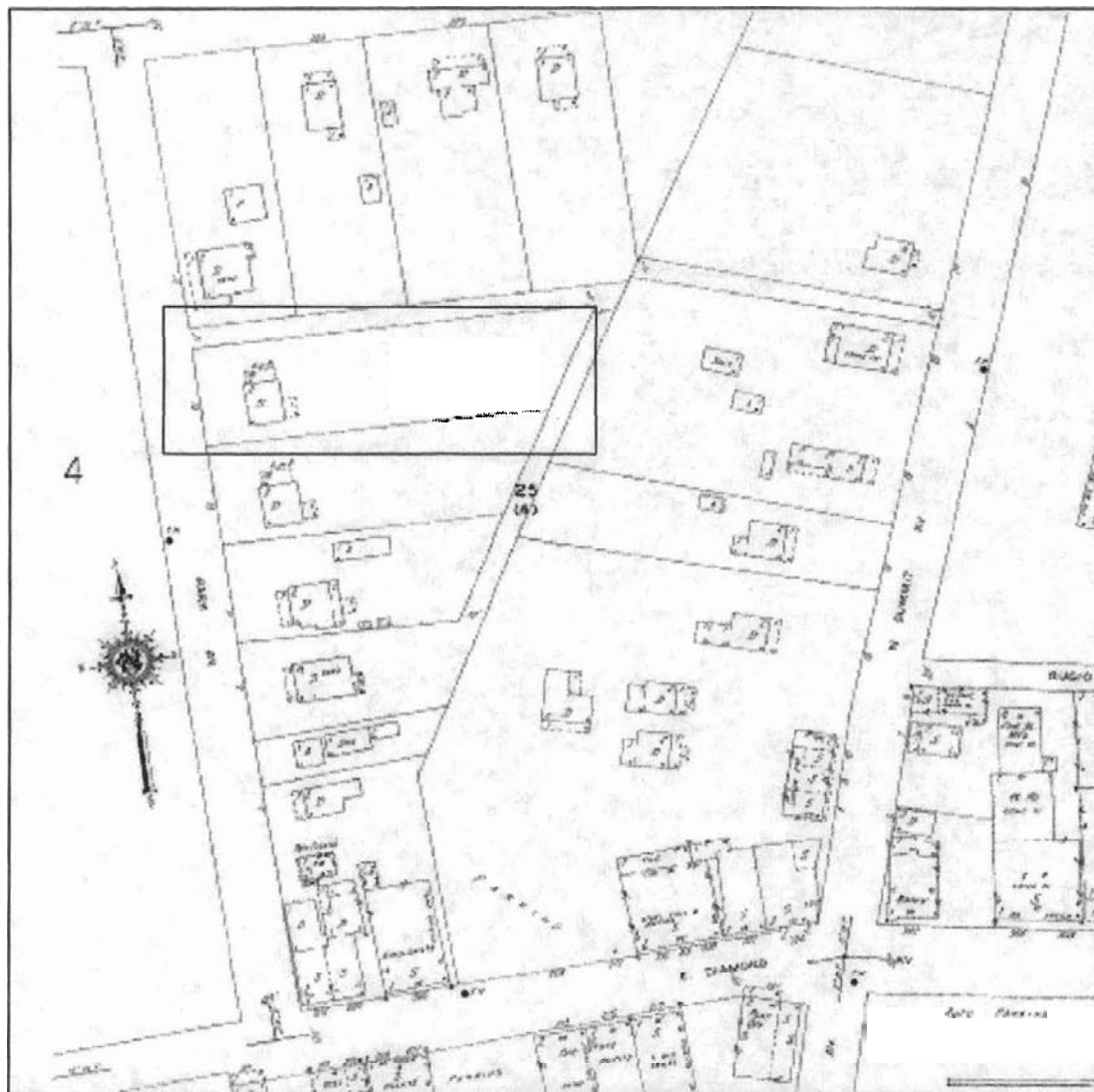
⁶ Land Record 19448/444 (7/23/2001).

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. Maryland Historical Trust

Name
Continuation Sheet

Number 8 Page 1



1949 Sanborn Map of
Gaithersburg showing the
east side of Park Avenue.
Number 13 Park Avenue is
outlined in red.

A comparison of the 1949 Sanborn Map shows that the footprint of the house has basically remained the same, most of the changes being in the porch enclosures.

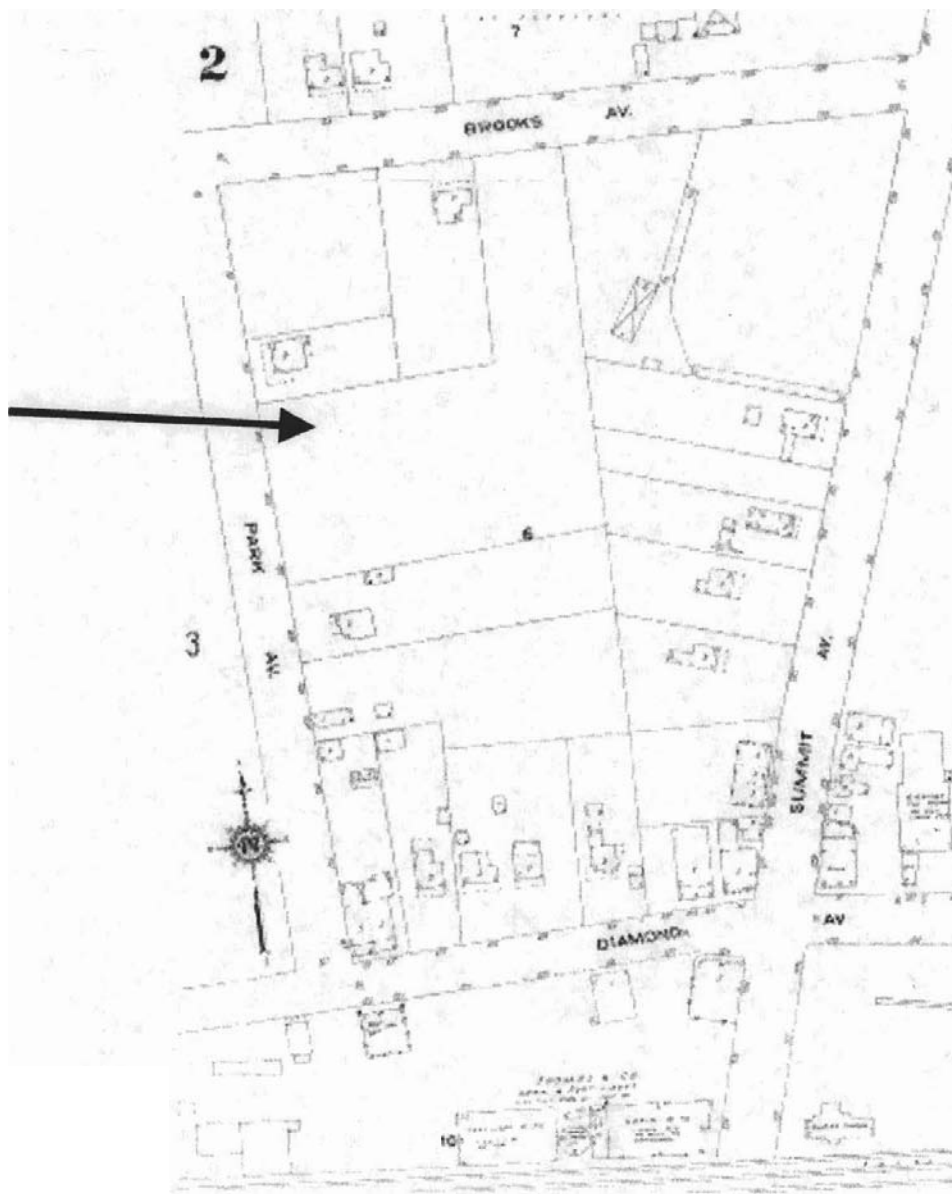
Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. Maryland Historical Trust

Name
Continuation Sheet

Number 8 Page 2

The property was vacant on the 1930 Sanborn Map.



Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. Maryland Historical Trust

Name
Continuation Sheet

Number 8 Page 3

HISTORIC CONTEXT:

MARYLAND COMPREHENSIVE PRESERVATION PLAN DATA

Geographic Organization: 3) Piedmont, Montgomery County, Town/City of Gaithersburg

Chronological/Developmental Period(s): 11) Modern Period 1930-present

Historic Period Theme(s): 2) Architecture/Landscape Architecture, Community Planning

Resource Type: Building/domestic, single dwelling, residence

Category: Building/ 20th Century/ Georgian Revival

Historic Environment: Suburban

Historic Function(s) and Use(s): Domestic/single dwelling/ frame detached residence

Known Design Source: None

9. Major Bibliographical References

Montgomery County land and plat records, Gaithersburg Community Museum files, Sanborn Maps of Gaithersburg 1930 and 1949.

10. Geographical Data

Acreage of project area 14,720 square feet _____
Acreage surveyed _____
Quadrangle name _____ Quadrangle scale _____

Verbal boundary description and justification

Block 3, lot 6, Russell and Brooks Subdivision

11. Form Prepared by

name/title	Judith A. Christensen	Date: 05/04/06
organization	ArchHistory	
street & number	6 Walker Avenue	
city or town	Gaithersburg MD 20877	

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any *infringement of individual property rights*.

return to: Maryland Historical Trust
 DHCD/DHCP
 100 Community Place
 Crownsville, MD 21032
 410-514-7600

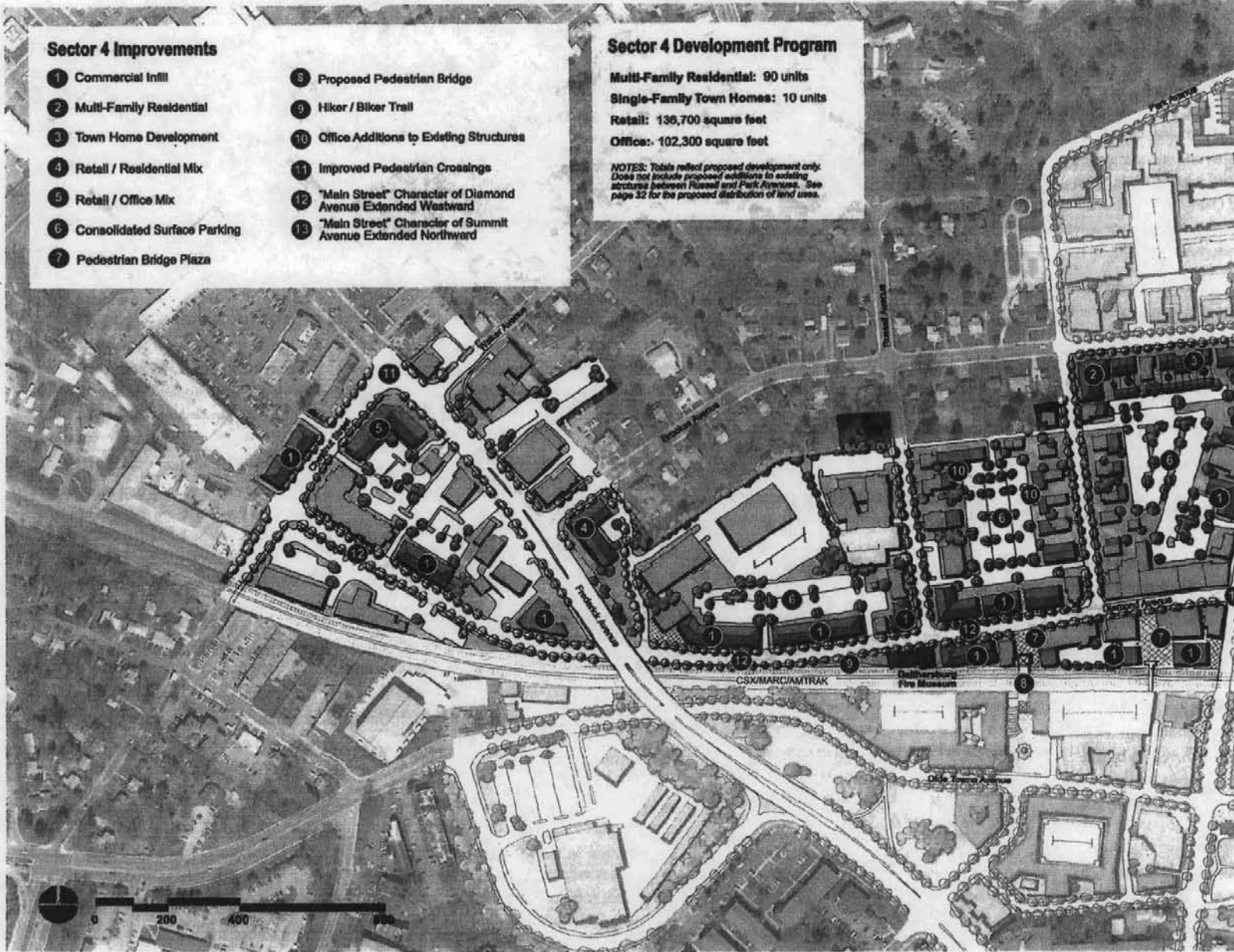
Sector 4 Improvements

- | | |
|--------------------------------|--|
| 1 Commercial Infill | 8 Proposed Pedestrian Bridge |
| 2 Multi-Family Residential | 9 Hiker / Biker Trail |
| 3 Town Home Development | 10 Office Additions to Existing Structures |
| 4 Retail / Residential Mix | 11 Improved Pedestrian Crossings |
| 5 Retail / Office Mix | 12 "Main Street" Character of Diamond Avenue Extended Westward |
| 6 Consolidated Surface Parking | 13 "Main Street" Character of Summit Avenue Extended Northward |
| 7 Pedestrian Bridge Plaza | |

Sector 4 Development Program

Multi-Family Residential: 90 units
 Single-Family Town Homes: 10 units
 Retail: 136,700 square feet
 Office: 102,300 square feet

NOTES: Totals reflect proposed development only.
 Does not include proposed additions to existing
 structures between Russell and Park Avenues. See
 page 32 for the proposed distribution of land uses.



Excerpt from Olde Towne Plan
Sector 4

SECTOR 4

Sector 4 is characterized by qualities consistent with a traditional downtown – a variety of vibrant retail and restaurants along a “Main Street”, adjacency to the Brookes Russell Walker Historic District, and convenient, though less direct access and visibility from Frederick Avenue via Chestnut Street. Many infill opportunities are present in Sector 4 that would strengthen the “Main Street” qualities of Diamond and Summit Avenues, allow a densification of adjacent office uses, and introduce new housing opportunities.

Commercial and Residential Infill Opportunities

The greatest opportunities present in Sector 4 are the many commercial infill sites present along Diamond and Summit Avenues. Commercial development constructed to the street edge would fill in the “missing teeth” along these streets, extend their Main Street character north and west, and improve the general pedestrian-friendliness of Olde Towne. Additional restaurants that incorporate sidewalk cafes and retailers that display wares on the sidewalk would increase Olde Towne’s street activity and overall attractiveness to the pedestrian. Infill structures are envisioned up to three stories in height, with ground floor retail uses and residential or office uses above. Market conditions would determine specific uses as sites come on line for redevelopment.

The historic charm of Olde Towne is one of its leading assets. Infill development should in final design reflect this colloquial

and historic vernacular. Many of the historic homes along Russell and Park Avenues have been converted to office uses to establish an appropriate buffer between the commercial areas of Olde Towne and the adjacent historic district. Recent developer interest in this area indicates the desire to increase the density. Additions to these structures that respect the historic integrity of the original building and the historic character of this area should be permitted. The additions shown on the illustrative plan at left are provided to illustrate this concept only and do not indicate actual proposals.

The residential structures at 6 and 18 Diamond Avenue should be preserved and adaptively reused for non-residential uses. These structures will provide handsome “book ends” to the proposed development between them.

Residential infill opportunities exist along Brookes Avenue between Park and Summit Avenues. These narrow parcels are well-suited for small multi-family buildings, town homes, or two-over-two condominiums.

Several retail infill opportunities exist between Diamond Avenue and the railroad tracks. Small retail structures are proposed to flank the proposed plaza spaces at the foot of the existing and proposed pedestrian bridges that cross the railroad tracks. The City should encourage infill development at these sites to replace the unsightly surface parking lots and mask the unsightly rear of existing structures adjacent to

the tracks. Retail venues could support cafes, coffee shops, or commuter serving convenience retail uses like small groceries, flower shops, and dry cleaners to animate the plaza spaces and create a more welcoming arrival as pedestrians cross the bridge. The existing surface parking that these structures displace would be accommodated in consolidated surface lots or parking structures proposed in this Sector and throughout Olde Towne.

Consolidated Surface Parking

Several opportunities to consolidate surface parking for use by the public and private businesses exist in Sector 4. Where feasible, all surface parking should be located in the middle of the block, behind existing and proposed structures. Clear and visible directional signage will direct vehicles to all public surface parking. Direct, well-lit pedestrian ways that connect the surface parking to the street will improve safety at night.

Connectivity and Gateway Improvements

Many of the connectivity improvements proposed in Sector 4 are geared toward the pedestrian. Streetscape improvements of new sidewalk paving, street tree planting, and pedestrian-scaled street lights would reinforce Diamond Avenue’s “Main Street” character and create a pedestrian-friendly environment as they stroll to shop and dine in Olde Towne.

The hiker/biker trail proposed in other Sectors would continue here in a westward

Click here for a plain text ADA compliant screen.



Maryland Department of Assessments and Taxation
MONTGOMERY COUNTY
Real Property Data Search

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Account Identifier: District - 09 Account Number - 00843125

Owner Information

Owner Name: 13 PARK AVENUE LLC Use: COMMERCIAL
Principal Residence: NO
Mailing Address: 13 PARK AVE Deed Reference: 1) /19448/ 444
GAITHERSBURG MD 20877-2975 2)

Location & Structure Information

Premises Address
13 PARK AVE
GAITHERSBURG 20877

Legal Description
RUSSELL & BROOKS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
FT52				215		3	6	3	
Special Tax Areas				Town Ad Valorem Tax Class	GAITHERSBURG 49				
Primary Structure Built				Enclosed Area		Property Land Area			County Use
1939				2,201 SF		14,720.00 SF			600
Stories			Basement			Type			Exterior

Value Information

	Base Value	Value As Of	Phase-in Assessments	
		01/01/2006	As Of	As Of
			07/01/2005	07/01/2006
Land:	206,000	242,800		
Improvements:	127,900	157,400		
Total:	333,900	400,200	333,900	356,000
Preferential Land:	0	0	0	0

Transfer Information

Seller:	BOLAND, SARAH W	Date:	07/23/2001	Price:	\$270,000
Type:	IMPROVED ARMS-LENGTH	Deed1:	/19448/ 444	Deed2:	
Seller:		Date:	03/03/1981	Price:	\$0
Type:	IMPROVED ARMS-LENGTH	Deed1:	/ 5665/ 21	Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	

Exemption Information

Partial Exempt Assessments	Class	07/01/2005	07/01/2006
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

Sec. 24-225. Powers and duties of historic district commission.

The historic district commission shall have those powers, duties and authority assigned to it by Article 66B, MD. CODE ANN., the zoning ordinance of the City of Gaithersburg, and those acts or enactments of the city council of the City of Gaithersburg. The commission shall adopt such rules and regulations as may be necessary for the proper transaction of its business. (Ord. No. O-12-96, 12-2-96)

Sec. 24-226. Designation of historic districts and historic sites; criteria.

(a) The historic district commission, on its own motion or by petition of the property owners of record or the planning commission, may, after prescribed notice and public hearing, designate by ordinance or resolution historic districts, historic resources, and historic sites in the city which are deemed to be of historic, archaeological or architectural significance following the procedure applicable to classifications in zoning. These resources shall thereafter be subject to the provisions of this article and any rules and regulations promulgated by the commission. The procedures are substantially similar to those applicable to local map amendments, as provided in Article VIII of Chapter 24 of this Code.

(b) In considering historic resources for designation as historic districts and historic sites, the historic district commission shall apply the following criteria:

- (1) *Historical and cultural significance.* The historic resource:
 - a. Has character, interest or value as part of the development, heritage or cultural characteristics of the city, county, state or nation;
 - b. Is the site of a significant historic event;
 - c. Is identified with a person or a group of persons who influenced society; or
 - d. Exemplifies the cultural, economic, social, political or historic heritage of the city and its communities.
- (2) *Architectural and design significance.* The historic resource:
 - a. Embodies the distinctive characteristics of a type, period or method of construction;
 - b. Represents the work of a master;
 - c. Possesses high artistic values;
 - d. Represents a significant and distinguishable entity whose components may lack individual distinction;
 - e. Represents an established and familiar visual feature of the neighborhood, community or city due to its singular physical characteristic or landscape; or
 - f. Embodies design, setting, materials, workmanship and ambience to the city's sense of time, place and historic development.

(c) Prior to the conduct of a public hearing on the designation of a historic district or historic site, the historic preservation advisory committee shall investigate, research, and submit findings and recommendations to the historic district commission on each request. Prior to the closing of the public hearing record:

- (1) The city planning department shall submit its findings and recommendations to the historic district commission on the proposed designation; and
- (2) The city planning commission, after public hearing on the designation, shall make its recommendation to the historic district commission prior to the close of the historic district commission's record. In formulating such recommendation, the planning commission may consider public hearing testimony before the historic district commission, the recommendation of the historic preservation advisory committee, the city planning department, and any other relevant and material matters.

(Ord. No. O-12-96, 12-2-96)

Sec. 24-227. Historic preservation advisory committee.

The mayor and council of the city are authorized to create by resolution a historic preservation advisory committee consisting of seven (7) members appointed for three-year terms with the initial appointments staggered, so that no more than any two (2) of the appointments shall expire each year. The mayor may, subject to confirmation by the city council, appoint not more than three (3) alternate members of the committee for the purpose of sitting in place of regular members who may be necessarily absent, disqualified or otherwise unable to vote or participate in committee matters. Alternate members shall be appointed on a nonstaggered basis for a term of three (3) years. The majority of committee members and alternate members shall be city residents, selected to the extent feasible from various geographic areas of the city, and possess either interest or special knowledge or training in such fields as history, architecture, architectural history, planning, archaeology, anthropology, curation, conservation, landscape architecture, historic preservation, urban design or related disciplines (historic preservation, design or architecture). The committee shall have the powers, duties and responsibilities as may hereafter be designated by ordinance or resolution of the mayor and council and as provided by this Article XII of Chapter 24 of the City Code.

Members of the committee are eligible for reappointment and any vacancy on the committee shall be filled by the appointing authority for the unexpired term of the particular position. Consistent attendance at all meetings of the committee shall be a prerequisite to continuing membership on the committee. The chairperson or the committee may recommend to the mayor and city council that any member with a persistent absentee record be replaced, and the mayor and council may appoint a replacement for the remainder of the term of the removed member.

The committee shall adopt rules and regulations as may be necessary for the proper transaction of its business. Rules and regulations of the committee shall be subject to approval by resolution of the historic district commission.

(Ord. No. O-12-96, 12-2-96)